

MASSACHUSETTS WARRANTY DEED

Property Address: 26 and 31 Beston Street, Amherst, MA 01002

KNOW ALL PEOPLE BY THESE PRESENTS THAT, I, Mary C. Jackson of 19810 White Ground Road, Boyds, Maryland,

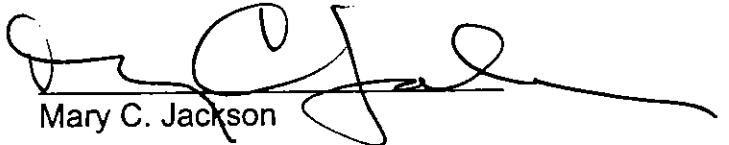
~~for no consideration, but~~ in consideration of love and affection

grant to Mary C. Jackson, Trustee of the Mary C. Jackson Living Trust, <sup>19810 White Ground Rd
Boyds, MD</sup> said Trust dated December 12, 1996, a copy of which is recorded in Hampshire County Registry of Deeds Book 273 Page 346, **with warranty covenants**

the land, together with the buildings thereon, located at 26 and 31 Beston Street, Amherst, Hampshire County, Massachusetts, bounded and described as follows:

**For a complete description, see Exhibit A attached hereto
and incorporated by reference herein.**

Witness our hands and seal this 3 day of October, 1997.


Mary C. Jackson

STATE OF MARYLAND

County of Montgomery

October 3, 1997

Then personally appeared the above named Mary C. Jackson as Trustee of the Mary C. Jackson Living Trust, and acknowledged the foregoing instrument to be her free act and deed,

Before me,

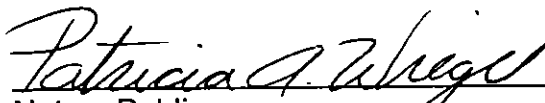

Notary Public
My commission expires: 6-1-98



Exhibit A

Property Address: 26 and 31 Beston Street
Amherst, MA

TRACT I

The land in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

First Parcel

Beginning at the southeast corner of the premises on the westerly side of Beston Street at a point 14 1/2 rods from McClellan Street; thence running

N. 02° W. along said Beston Street 3 1/2 rods; thence

N. 83° W. 11 rods 9 links; thence

S. 02° E. 3 1/2 rods; thence

S. 83° E. 11 rods 9 links to the point of beginning; containing about one quarter of an acre.

Second Parcel

A certain triangular strip of land on the west side of Beston Street so-called, bounded and described as follows:

BEGINNING at the southeast corner of the premises now or formerly of the heirs of John Beston, Jr.; thence running

Northerly on line of said Beston Street 10 feet to stake and stones; thence

Westerly on land of said Beston heirs to the southwest corner of their premises, it being also the northwest corner of the premises now or formerly of Terrence McGowan, about 11 rods 9 links; thence

Easterly on land of said McGowan 11 rods 9 links to the place of beginning.

Containing about 940 square feet of land.

The above Tract is SUBJECT TO a mortgage to the Northampton Cooperative Bank dated November 21, 1984 and recorded in the Hampshire County Registry of Deeds at Book 2513, Page 329.

The above two parcels are the same premises described in deed of Charles E. Taylor and Carol S. Taylor to Mary C. Jackson dated June 17, 1983 and recorded in the Hampshire County Registry of Deeds in Book 2358 Page 345.

TRACT II

The land in said Amherst on the Westerly side of Beston Street, bounded and described as follows:

Beginning at a point in the Westerly line of Beston street, said point marking the Southeasterly corner of the herein described premises, and the Northeasterly corner of the other land of Mary C. Jackson; thence

- S. 89° 47' 05" W. a distance of 168.68 feet to a point at land now or formerly of one Desmond; thence
- N. 01° 30' 25" W. along said Desmond land, a distance of 3.99 feet to an iron pin; thence
- N. 86° 40' 35" E. along other land of Bessie Pettijohn Bias, a distance of 168.65 feet to an iron pin set in the Westerly line of Beston Street; thence
- S. 01° 49' 10" E. a distance of 13.14 feet to the place of beginning, containing 1,444 square feet of land, more or less.

Being the same premises described in the deed of Bessie Pettijohn Bias to Mary C. Jackson dated June 21, 1983 and recorded in the Hampshire County Registry of Deeds in Book 2363 Page 337.

TRACT III

The land in Amherst, County of Hampshire, Massachusetts, on the Westerly side of Beston Street, bounded and described as follows:

Beginning at an iron pin set in the Westerly line of Beston Street; said iron pin marking the Southeasterly corner of the herein described premises and the Northeasterly corner of that parcel of land conveyed by Bessie Pettijohn Bias to Mary C. Jackson, dated June 21, 1983 and recorded with the Hampshire County Registry of Deeds, Book 2363, Page 337; thence Westerly a distance of 168 feet, more or less, to a point at land now or formerly of one Desmond; thence

- S. 01° 11' 15" E. Along said Desmond land a distance of 17 feet, more or less, to a point; thence
- N. 86° 40' 35 " E. Along other land of Mary C. Jackson a distance of 168 feet, more or less, to the place of beginning.

Being the same premises described in the deed of Bessie Pettijohn Bias to Mary C. Jackson dated November 7, 1985 and recorded in the Hampshire County Registry of Deeds in Book 2643 Page 77.

The above described parcels are conveyed together with benefit of an easement as reserved in deed from Deborah P. Clifford and Mary C. Jackson to Jason T. Cary and Kathi J. Lovelace dated July 16, 1996 and recorded in the Hampshire County Registry of Deeds in Book 4965

Page 4. This easement is further shown as "Parking Easement" on plan dated August 28, 1996 prepared by Harold L. Eaton and Associates, Inc. and recorded in said Registry of Deeds in Plan Book 180 Page 205.

TRACT IV:

The land in Amherst, Hampshire County, Massachusetts on the Easterly side of Beston Street, bounded and described as follows:

Beginning at an iron pin set in the Easterly side of said Beston Street; which iron pin marks the Southwesterly corner of the herein described premises; thence

- | | |
|-------------------|--|
| N. 77° 20' 00" E. | A distance of 174.60 feet along land now or formerly of George J. Saco and Helen M. Saco to an iron rod set at the Southeast corner of the land herein described, which iron rod also marks a corner of land now or formerly of Robert S. Brown and Constance G. Brown; thence |
| N. 12° 45' 15" W. | A distance of 110.56 feet along land now or formerly of Josephine Fellers and crossing "Tan Brook", so called, to an 18" Elm tree at the Northeast corner of the land herein described; thence |
| S. 84° 09' 10" W. | A distance of 188.77 feet along land now or formerly of said Fellers to an iron pin set at the Northwest corner of the land herein described; thence |
| S. 12° 40' 00" E. | A distance of 32 feet to an iron pin set in the Northerly sideline of Beston Street; thence |
| N. 77° 20' 00" E. | A distance of 13 feet on said Beston Street to a stone bound marking the Easterly terminus of said Beston Street; thence |
| S. 12° 40' 00" E. | A distance of 100.98 feet along said Beston Street to the iron pin at the place of beginning. |

Containing 0.496 acres of land, more or less.

Said premises being shown on a plan entitled, " Plan Made For Mary A. McGowan, Plan of Property situate in Amherst, Massachusetts, dated June 23, 1972, survey by J. A. Smith, and recorded in the Hampshire County Registry of Deeds in Plan Book 83 Page 20.

Being the same premises described in deed of Mary A. McGowan to Mary C. Jackson dated July 28, 1972 and recorded in said Registry of Deeds in Book 1650 Page 133.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE